

BUILDING ADDITION BURLINGTON COAT (6/7/05)	DWF
14	031789
13	031789
12	031488
11	031412
No.	O.N.

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00005653  
180 Northeast 168th Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**DIPLOMAT MALL**  
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

Date	6/19/01
Scale	1"=40'
Drawn By	MAP
Cad. No.	010719
Plotted:	10/24/03 4:23p
Ref. Dwg.	-
Field Book	526/65-66 JWL
Job. No.	010719
Dwg. No.	2001D-105
Sheet	1 of 3

With reference to the First American Title Insurance Company Issuing Office File Number 36111/CJK/vr, revised October 9, 2003 with an effective date of September 22, 2003, I hereby certify as follows:

SCHEDULE B - Section 2

1 thru 4 Standard exceptions.

5 Easements and dedications shown on Plat of recorded in PB 46, Page 24; Easements and right-of-way for plat that affect parcel are shown on survey.

Affects parcel and shown on survey.

6 Easement recorded in O.R.B. 3995, Page 988.

Affects parcel and shown on survey.

7 Easement recorded in O.R.B. 3995, Page 991.

Affects parcel and shown on survey.

8 Easements recorded in O.R.B. 2018, Page 999, O.R.B. 5850, Page 279, O.R.B. 23854, Page 480, O.R.B. 24171, Page 566 and O.R.B. 29012, Page 13292.

Affects parcel and shown on survey.

9 Easement Agreement recorded in O.R.B. 18834, Page 78.

Affects parcel and shown on survey.

10 Agreement and Grant of Easement recorded in O.R.B. 18123, Page 835.

Benefits parcel but not a part. Easement shown on survey.

11 Water Line Easement recorded in O.R.B. 29443, Page 1098.

Affects parcel and shown on survey.

12 Diplomat Mall Landscape Agreement recorded in O.R.B. 18409, Page 187.

Documents not provided.

13 Easement Agreement recorded in O.R.B. 29134, Page 204.

Blanket Easement benefits parcel but not a part.

14 Easement recorded in O.R.B. 26753, Page 149.

Affects parcel and shown on survey.

- This site lies in Section 26, Township 51 South, Range 42 East, City of Hallandale Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per First American Title Insurance Company Issuing Office File No. 36111/CJK/vr, effective May 10, 2001. All easements and or rights-of-way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- Bearings hereon are referred to an assumed value of N 90°00'00" E for the Southerly line of Tract "B", and evidenced by set nail & disk and found pk nail.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Broward County Bench Mark No. 3334, Elevation +6.00 Located by square cut in N.W. bullnose at the intersection of Hallandale Beach Boulevard and Diplomat Parkway.
- Lands shown hereon are located in Federal Flood Zone AE (EI 8) per Community Panel No. 125110 0319 F, dated August 18, 1992, and index map revised October 2, 1997.
- Dimensions indicated hereon are field measured using a total station electronic distance measurement (EDM), unless otherwise noted.
- Lands shown hereon containing 1,324,950 square feet, or 30.417 acres, more or less.
- Precision of closure 1:15,000
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Zoning: HFD.
- Folio Numbers: 1226-09-001-00 & 1226-11-01-000.
- Legal descriptions shown hereon per title commitment furnished by client.

CERTIFICATION TO:

Wells Fargo Bank, National Association  
Barry T. Shevlin, ESQ  
Town and Country Title Guaranty of Hollywood  
First American Title Insurance Company  
17070 Collins Avenue Shopping Center, LTD  
City National Bank of Florida  
Hasam Realty Limited Partnership, a Florida limited partnership

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on June 19, 2001, and updated on September 8, 2003, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"*

FORTIN, LEAVY, SKILES, INC., LB3653

By: \_\_\_\_\_  
Daniel C. Fortin, For The Firm  
Surveyor and Mapper, LS2853  
State of Florida.

LEGAL DESCRIPTION:

PARCEL 1:

The West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 in Section 26, Township 51 South, Range 42 East, lying in Broward County, Florida; LESS the West 35 feet and the South 50 feet thereof.

AND

Tract "A" and Tract "B" in Block 1 of "DIPLOMAT GOLF ESTATES", according to the Plat thereof, as recorded in Plat Book 46 at Page 24 of the Public Records of Broward County, Florida.

AND

A portion of Block 11 of said "DIPLOMAT GOLF ESTATES", being more particularly described as follows:

Beginning at the Northwest corner of Tract "A", Block 1 of said "DIPLOMAT GOLF ESTATES"; thence East on assumed bearing along the North line of said Tract "A", for 500 feet to the Northeast corner of Tract "A"; thence South 25 feet to the Northwest corner of Tract "B" of said Block 1; thence East along the North line of said Tract "B", for 1285.89 feet to the Northeast corner of Tract "B", said corner also being the Southeast corner of said Block 11; thence, Northerly along the Easterly line of said Block 11 and along the arc of curve to the right having a radius of 530 feet and a central angle of 13°19'44", for an arc distance of 123.29 feet to a point of tangency; thence N 27°41'49" E for 141.37 feet; thence West for 1418.72 feet; thence S 66°30'18" W for 200.69 feet; thence N 89°59'42" W for 200.25 feet; thence S 00°48'42" E for 83.18 feet; thence West for 93.04 feet to the Northeast corner of the West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 in Section 26, Township 51 South, Range 42 East, lying in Broward County, Florida; thence S 00°57'22" W along the East line of said West 1/2 a distance of 51.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING:

A portion of Tract "B", Block 1, together with a portion of Block 11, as shown on the Plat of "DIPLOMAT GOLF ESTATES", as recorded in Plat Book 46 at Page 24 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract B, thence N 00°00'00" E, along the Westerly Right-of-Way line of Diplomat Parkway, as shown on said plat, a distance of 331.18 feet to the POINT OF BEGINNING; thence departing said Westerly Right-of-Way line, N 90°00'00" W, a distance of 57.00 feet; thence N 45°00'00" W, a distance of 16.97 feet; thence N 90°00'00" W, a distance of 60.00 feet; thence S 45°00'00" W, a distance of 16.97 feet; thence N 90°00'00" W, a distance of 137.36 feet; thence N 45°00'00" W a distance of 16.97 feet; thence N 90°00'00" W, a distance of 60.00 feet; thence S 45°00'00" W, a distance of 16.97 feet; thence S 90°00'00" W, a distance of 56.36 feet; thence N 45°00'00" W, a distance of 12.22 feet; thence N 00°00'00" E, a distance of 262.14 feet to a Point of Curvature; thence Northerly, Northwesterly, and Westerly along a circular curve to the left, having a radius of 35.00 feet, a central angle of 90°00'00", for an arc distance of 54.98 feet to a Point of Tangency; thence S 90°00'00" W, a distance of 85.20 feet to a Point of Curvature; thence Westerly, Northwesterly and Northerly along a circular curve to the right, having a radius of 10.00 feet, a central angle of 90°00'00", for an arc distance of 15.71 feet to a Point of Tangency; thence N 00°00'00" E, a distance of 138.08 feet; thence N 90°00'00" E a distance of 684.00 feet to a point on the Westerly line of said Right-of-Way; thence along said Westerly line, the following three courses; thence S 27°41'49" W, a distance of 141.37 feet to a Point of Curvature; thence Southwesterly and Southerly along a curve to the left having a radius of 530.00 feet, a central angle of 27°41'49" for an arc distance of 256.20 feet to a Point of Tangency; thence S 00°00'00" W, a distance of 82.34 feet to the POINT OF BEGINNING.

Bearings based on the Southerly line of said Tract B, assumed of N 90°00'00" E, according to said plat.

Said lands situate in the Broward County, Florida.

PARCEL 2:

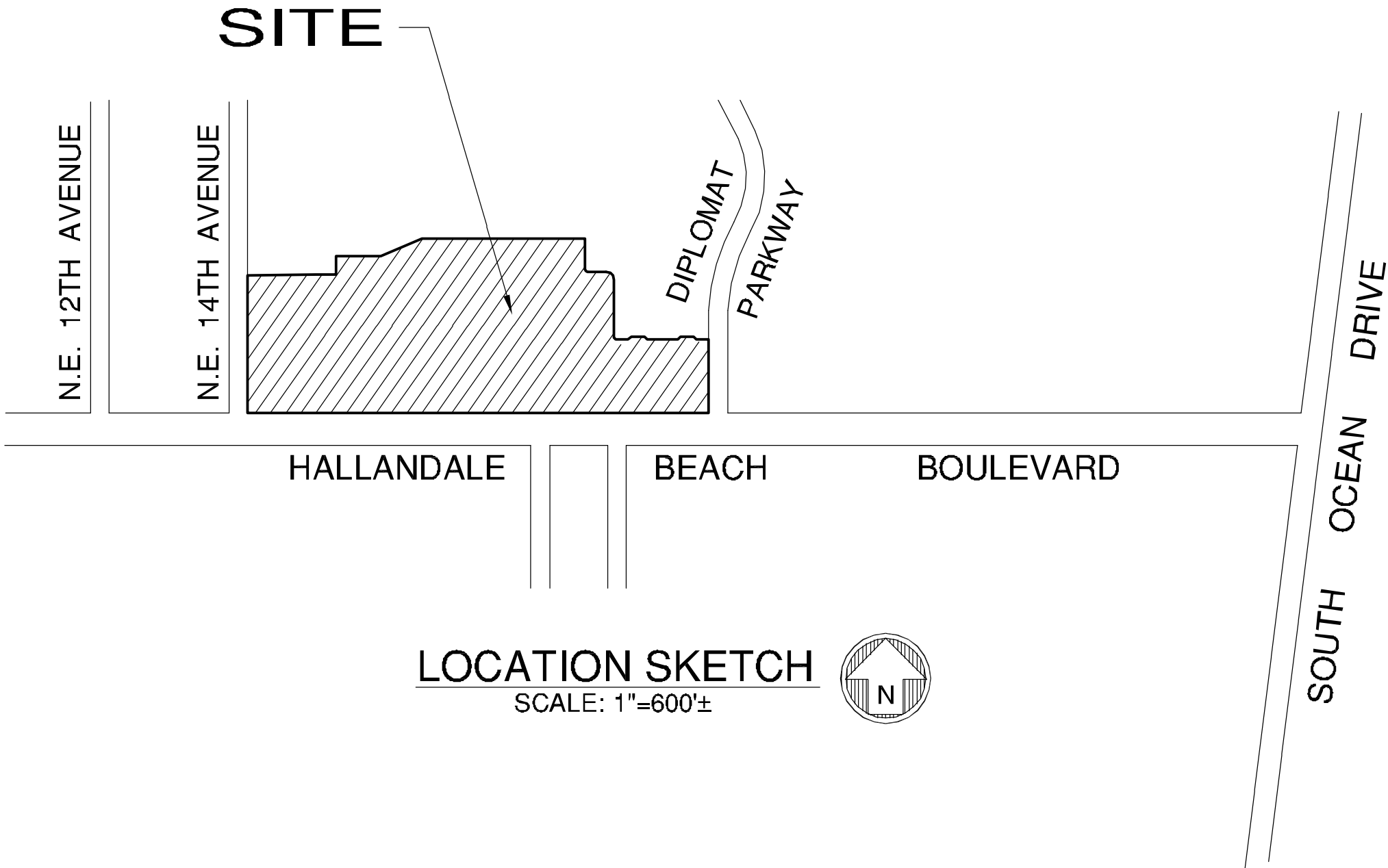
Non-exclusive easement for drainage and retention purposes for the benefit of Parcel 1 hereinabove, as described in that Easement Agreement recorded in Official Records Book 29134, Page 204, of the Public Records of Broward County, Florida, over and across the lands contained on Exhibit "A" thereto, and further described as follows:

A portion of said Tract "B", Block 1, together with a portion of Block 11, as shown on the Plat of DIPLOMAT GOLF ESTATES, as recorded in Plat Book 46, Page 24, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Tract "B", thence North 00°00'00" East, along the Westerly right-of-way line of Diplomat Parkway, as shown on said plat, a distance of 331.18 feet to the Point of Beginning; thence departing said Westerly right-of-way line North 90°00'00" West, a distance of 57.00 feet; thence North 45°00'00" West, a distance of 16.97 feet; thence North 90°00'00" West, a distance of 80.00 feet; thence South 45°00'00" West, a distance of 16.97 feet; thence North 90°00'00" West, a distance of 137.36 feet; thence North 45°00'00" West, a distance of 16.97 feet; thence North 90°00'00" West, a distance of 60.00 feet; thence South 45°00'00" West, a distance of 16.97 feet; thence South 90°00'00" West, a distance of 56.36 feet; thence North 45°00'00" West, a distance of 12.22 feet; thence North 00°00'00" East, a distance of 262.14 feet to a point of curvature; thence Northerly, Northwesterly and Westerly, along a circular curve to the left, having a radius of 35.00 feet, a central angle of 90°00'00" for an arc distance of 54.98 feet to a point of tangency; thence South 90°00'00" West, a distance of 85.20 feet to a point of curvature; thence Westerly, Northwesterly and Northerly, along a circular curve to the right, having a radius of 10.00 feet, a central angle of 90°00'00", for an arc distance of 15.71 feet to a point of tangency; thence North 00°00'00" East, a distance of 138.08 feet; thence North 90°00'00" East, a distance of 684.00 feet to a point on the Westerly line of said right-of-way; thence along said Westerly line the following three courses; thence South 27°41'49" West, a distance of 141.37 feet to a point of curvature; thence Southwesterly and Southerly along a curve to the left having a radius of 530.00 feet, a central angle of 27°41'49" for an arc distance of 256.20 feet to a point of tangency; thence South 00°00'00" West, a distance of 82.34 feet to the Point of Beginning.

All of said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH Easement recorded in Official Records Book 18123, Page 835, of the Public Records of Broward County.



EASEMENT 1:

An easement lying within a portion of the West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 26, Township 51 South, Range 42 East, along with a portion of Block 11 of "DIPLOMAT GOLF ESTATES", according to the Plat thereof, as recorded in Plat Book 46 at Page 24 of the Public Records of Broward County, Florida, more particularly described as follows:

Commence at the Northwest corner of said West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 26; thence N 89°53'44" E along the north line of said West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 26 for 35.00 feet to the East right of way line of N.E. 14th Avenue said point also being the Point of Beginning of the hereinafter described Easement 1; thence continue N 89°53'44" E along the previously described course for 295.36 feet to the Northeast corner of said West 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of Section 26; thence N 90°00'00" E for 93.04 feet; thence N 00°48'42" W for 83.13 feet; thence S 89°59'42" E for 200.25 feet; thence N 66°30'18" E for 200.69 feet; thence S 90°00'00" E for 91.62 feet; thence S 00°00'00" W for 70.67 feet; thence N 62°37'56" W for 39.45 feet; thence N 90°00'00" W for 58.23 feet; thence S 65°29'28" W for 194.32 feet; thence N 89°58'14" W for 114.74 feet; thence S 56°48'09" W for 36.73 feet; thence S 31°35'55" W for 20.68 feet; thence S 89°46'03" W for 273.52 feet; thence S 70°58'21" W for 65.86 feet; thence S 89°55'57" W for 79.45 feet to a point on said east right of way line of N.E. 14th Avenue; thence N 00°57'21" E along said east right of way line of N.E. 14th Avenue for 66.65 feet to the Point of Beginning.

AND

EASEMENT 2:

An easement lying within a portion of Block 11 of "DIPLOMAT GOLF ESTATES", and a portion of Tract "B" in Block 1 of said "DIPLOMAT GOLF ESTATES", according to the Plat thereof, as recorded in Plat Book 46 at Page 24 of the Public Records of Broward County, Florida, more particularly described as follows:

Commence at the Southeast corner of Tract "B"; thence S90°00'00"W along the south line of said Tract "B" for 726.65 feet to the Point of Beginning of the hereinafter described Easement 2; thence N 00°00'27" E for 232.67 feet; thence N 07°34'48" E for 72.11 feet; thence N 00°00'44" E for 257.71 feet; thence N 89°58'55" W for 20.68 feet; thence S 15°15'43" W for 22.16 feet; thence S 07°53'21" E for 65.60 feet; thence S 64°16'55" W for 51.90 feet; thence N 90°00'00" W for 17.05 feet; thence S 24°30'59" E for 70.10 feet; thence S 00°00'00" W for 77.42 feet; thence S 09°26'05" W for 82.95 feet; thence S 00°08'07" E for 229.96 feet to a point on said South line of Tract "B", also being the North right of way line of East Hallandale Beach Boulevard; thence N 90°00'00" E along the South line of said Tract "B" for 55.67 feet to the Point of Beginning.

SURVEYOR'S NOTES:



